



PONTYDOLAU

Maesycrugiau | Pencader | Carmarthenshire | SA39 9DN

FINE & COUNTRY

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Fine and Country West Wales are delighted to put the Riverside residence of Pontydolau onto the market for the first time in many years. This remarkably situated Riverside residence, faces directly onto the river Teifi and offers unique accommodation in this spectacular setting.

The property offers three bedrooms, all with direct Riverside views, a refitted kitchen / breakfast room, a large conservatory to the side, again with a sublime view and a sitting room which also faces the river. There's additionally a utility room and cloakroom.

Pontydolau has excellent gardens and parking, with double garage to the side. The property also benefits from over two acres of woodland, which also borders the river. Enjoy private fishing rights for salmon and sea trout along the entire riverside of the property. You can even fly fish right from your garden!

Viewing highly recommended to appreciate the location and opportunity on offer, please contact Fine and Country West Wales for more information and appointment to view.

Video Link: <https://www.youtube.com/watch?v=Ki5mS2BNWTU>





Vendor Interview:

A few thoughts on my beloved Pont-y-dolau

My home for 40 plus years, I think, speaks for itself. The beauty of the place, the peace and tranquillity has always brought a sense of fulfilment and wonder at how lucky I have been to live here for so long.

The river on the doorstep affords all manner of wildlife from otters to herons and of course the Red Kites that are aerobic gymnasts and wonderful to watch from the outside bench or from the comfort of the conservatory.

The fishing rights enabled my wife and I, both keen anglers, to fly fish for all manner of trout and the occasional salmon in the most glorious of locations. We would finish off with a well deserved G & T and mull over the catch, or most likely " the one that got away".

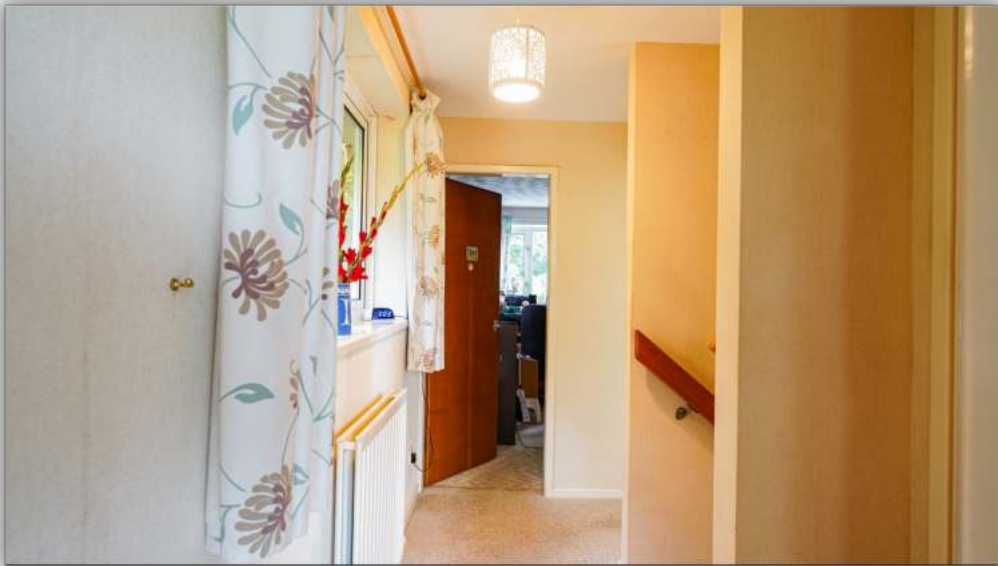
I have always loved every aspect of this place and it has given me much happiness just by being as it is; and of course it will never change, except by what the weather brings. This fabulous view will always be here to bring enjoyment to the new owners.

Oh! Did I mention the fishing....?

















Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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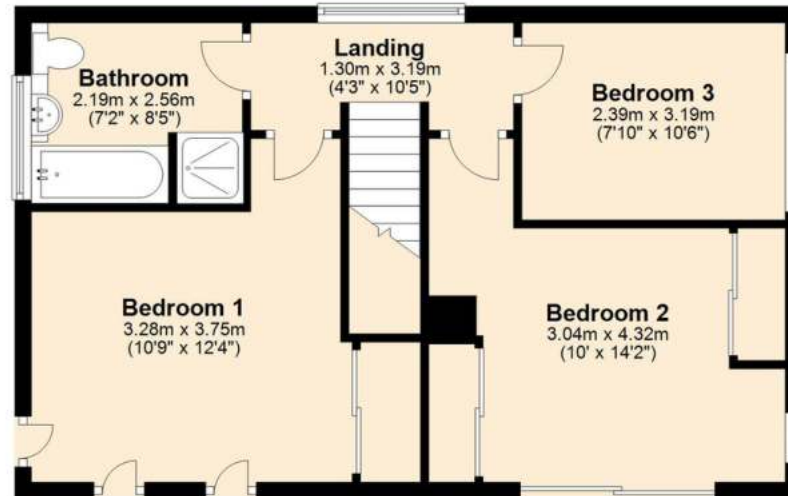
Ground Floor

Approx. 87.6 sq. metres (943.0 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



Total area: approx. 138.5 sq. metres (1491.0 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.

Pont Y Dolau , Maesycrugiau, Pencader



Fine & Country West Wales

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